

From: Johnny Jaynes <johnnyjaynes@gmail.com>
Sent: Thursday, October 13, 2022 2:15 PM
To: DES SBCC
Subject: My input regarding the possible ban on natural gas, for the Oct 14th public hearing

Importance: High

External Email

Hello to whom it may concern,

As a citizen and resident of Spokane WA, I have some questions and points to make regarding the idea of banning natural gas as an energy source.

1st-Has the board completed a cost benefit analysis or a small business impact study on these code proposals, as required in the RCW?

There is no clear proposal to replace the natural gas energy that total electrification will require, leading to more blackouts, brownouts and price hikes to businesses and ratepayers.

In Spokane, the planned conversion to heat pumps is a commendable target – however heat pumps do NOT work well in our climate (under 30-degree, or over 90-degrees).

We are facing the worst housing crisis in Washington State's history. We currently rank 50th in the nation for the number of housing units per capita. Spokane is also among the worst cities in the nation for housing – some 25,000 housing units short for the City alone. We must do everything we can to add to the affordability of homes, now – without compromising efficiency, which is already among the highest building code standards in the US. We can save far more greenhouse gas emissions in Spokane, by building more homes where people work and go to school – instead of pushing buyers into Idaho where there is far more availability. Instead, we are seeing daily car traffic nearly double every few years.

There are no exemptions for those working to produce low income housing. It makes no sense to add \$5,000 solar ready panels and garage plugging stations for electric cars for those who are barely able to afford rent

Sincerely,
John Jaynes
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